

AN ORDINANCE 101319

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY  
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED  
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY  
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE  
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of P-15, NCB 34361 from "R-6" Residential Single-Family District to "C-2" Commercial District.

**SECTION 2.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

**SECTION 3.** The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 4.** This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective September 4, 2005.

**PASSED AND APPROVED** this 25<sup>th</sup> day of August, 2005.


ATTEST:

  
City Clerk

  
MAYOR

PHIL HARDBERGER

APPROVED AS TO FORM:

  
City Attorney

# Agenda Voting Results

**Name:** Z-17

**Date:** 08/25/05

**Time:** 03:51:45 PM

**Vote Type:** Multiple selection

**Description:** Z-17. ZONING CASE #Z2005176 (District 6): An Ordinance changing the zoning district boundary on P-15, NCB 34361, from "R-6" Residential Single-Family District to "C-2" Commercial District, North of the intersection of Potranco Road and West Loop 1604 North, as requested by Madison Realty & Development Corporation, Applicant, for Sally H. Eckhoff, Owner(s). Staff has recommended approval and Zoning Commission has recommended approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

# CASE NO: Z2005176

## Staff and Zoning Commission Recommendation - City Council

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Date: August 25, 2005

Zoning Commission Meeting Date: August 02, 2005

Council District: 6

Ferguson Map: 612 A3

**Applicant:**

Madison Realty & Development  
Corporation

**Owner:**

Sally H. Eckhoff

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2" Commercial District  
P-15, NCB 34361

**Property Location:** North of the Intersection of Potranco Road and West Loop 1604 North

**Proposal:** For commercial development

**Neighborhood  
Association:** None

**Neighborhood Plan:** None

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is located north of the emerging commercial node of West Loop 1604 North and Potranco Road. There are established single-family residential homes to the west of the property and a commercially zoned vacant property to the south. Currently the UDC does not require a type C buffer between the subject property and the residential properties west since the rear of the structures face the commercial property. Commercial zoning is more appropriate close to the intersection of two major thoroughfares.

**Zoning Commission Recommendation:**

Approval

**CASE MANAGER :** Robin Stover 207-7945

**VOTE**

FOR	9
AGAINST	0
ABSTAIN	0
RECUSAL	0

**Z2005176**

**ZONING CASE NO. Z2005176** – August 2, 2005

Applicant: Madison Realty & Development Corporation

Zoning Request: "R-6" Residential Single Family District to "C-2" Commercial District.

Joel Valdez, 45 N. E. Loop 410, representing the applicant, stated they are requesting a "C-2" zoning designation with frontage on Loop 1604 and future access onto Potranco Road. He stated they have met with the homeowners association who are in support of their request. He further stated they have agreed to provide a fence along the backside of the property and limit the sell of alcohol to beer and wine only.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

**COMMISSION ACTION**

The motion was made by Commissioner Gray and seconded by Commissioner Dixon to recommend approval.

1. Property is located on P-15, NCB 34361 at the north of the intersection of Potranco Road and West Loop 1604 North.
2. There were 5 notices mailed, 0 returned in opposition and 1 in favor.
3. Staff recommends approval.

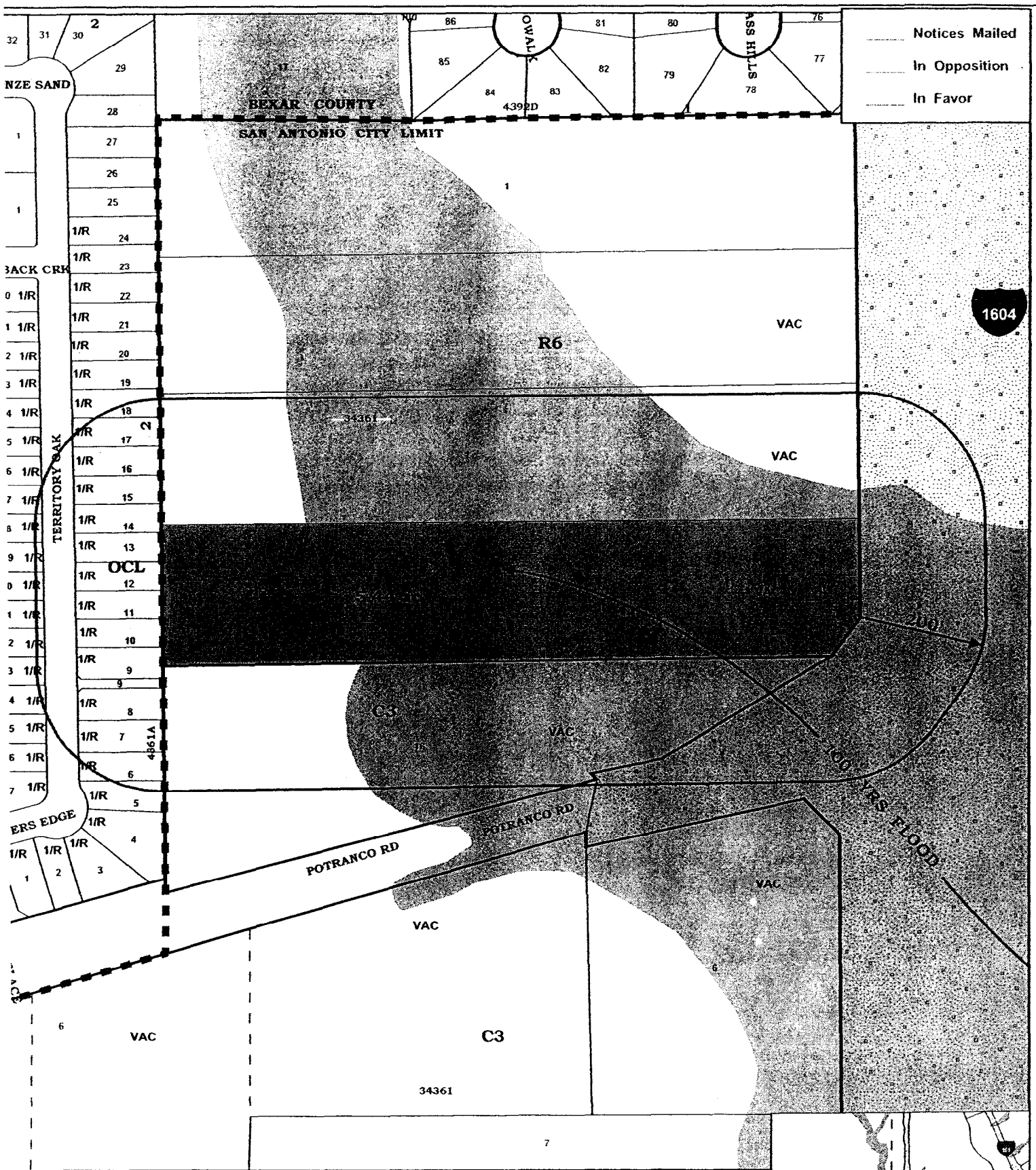
**AYES: Robbins, Rodriguez, Farias, Dixon, Sherrill, McAden, Avila, Stribling,  
Gray**

**NAYS: None**

**THE MOTION CARRIED**

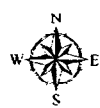
**RESULTS OF NOTICE FOR COUNCIL HEARING**

To be provided at Council hearing.



**ZONING CASE: Z2005-176**  
 City Council District No. 6  
 requested Zoning Change  
 from R-6 To C-2  
 Date: August 25, 2005  
 Scale: 1" = 200'

■ Subject Property  
 ○ 200' Notification



C:\Aug 2 2005

